
寄件者: Louis Tse <[REDACTED]>
寄件日期: 2026年08月04日星期二 17:24
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng;
Christian Chim; Danny Ng; Grace Wong
主旨: [FI] S.16 Application No. A/YL-KTN/1247 - FI to address departmental comments
附件: FI2 for A_YL-KTN_1247 (20260804).pdf
類別: Internet Email

Dear Sir,

Attached herewith the further information to **supersede** our previous submission dated **31/07/2026** (*email below*) to address departmental comments on the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

寄件者: Louis Tse
寄件日期: 2026 年 7 月 31 日 上午 09:38
收件者: Town Planning Board <tpbpd@pland.gov.hk>
副本: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>; Ivan Sze Yuet FUNG/PLAND <isyfung@pland.gov.hk>; [REDACTED]

主旨: [FI] S.16 Application No. A/YL-KTN/1247 - FI to address departmental comments

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

Our Ref. : DD104 Lot 4122 & VL
Your Ref. : TPB/A/YL-KTN/1247

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

4 August 2026

Dear Sir,

2nd Further Information

**Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years in
"Other Specified Use" annotated "Railway Reserve" Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/1247)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Ivan FUNG

email: awyyan@pland.gov.hk)
email: isyfung@pland.gov.hk)



Responses-to-Comments

**Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years in
“Other Specified Use” annotated “Railway Reserve” Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/1247)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Railway Development 1-1, Railway Development Office of the Highways Department (CE/RD1-1, HyD) (Contact Person: Mr. Alan CHENG; Tel: 3525 0039)		
(a)	Based on the location plan and the Northern Link (NOL) Scheme Gazette Plan, it is noted that the application site is in close proximity to the gazetted scheme boundary of NOL. Please note that the construction of the NOL was commenced in 2025 for completion in 2034.	It is noted that the application site is in close proximity to the gazetted scheme boundary of NOL. The application site (the Site) is the subject of several previous approved applications, among which the latest application (No. A/YL-KTN/1026) was approved by the Board in 2024.
(b)	It is noted from the supplementary information that the estimated trip generation / attraction from the application site would be at maximum of 9 trips per hour distributed to San Tam Road, which is one of the construction and operation access to NOL Main Line project. The applicant shall confirm that the traffic generated / attracted during their implementation period shall have no adverse impact on NOL Main Line and maintain close coordination with MTRCL.	The current application with the same traffic scale considered practicable. As the trip generation and attraction generated from the development is minimal, adverse traffic impact on NOL Main Line during the implementation period is not envisaged. The applicant will maintain close coordination with MTRCL to facilitate the railway development.
2. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FS&YLE, PlanD) (Contact Person: Mr. Ivan FUNG ; Tel: 3168 4045)		
(a)	The applicant should advise whether he will terminate the operation and vacate the Site upon government acquisition/resumption for railway development.	The applicant will terminate the operation and vacate the Site upon government acquisition/resumption for any government development.

(b)	Some palm trees are observed within the Site. Please indicate their locations and advise whether tree falling/tree treatment will be involved.	The existing trees within the Site will be preserved and maintained by the applicant during the planning approval period (Plan 4).
(c)	Please advise the current existing uses of businesses of the Site.	The Site is currently used as shop and services (real estate agency, financial institutions) and eating place.
3. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. YUEN Tsz-fung ; Tel: 2733 7737)		
(a)	A sufficient number of stand-alone fire detectors shall be provided at Structure B7.	Noted and revised accordingly. Please refer to the revised fire service installations proposal for details (Annex I).

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

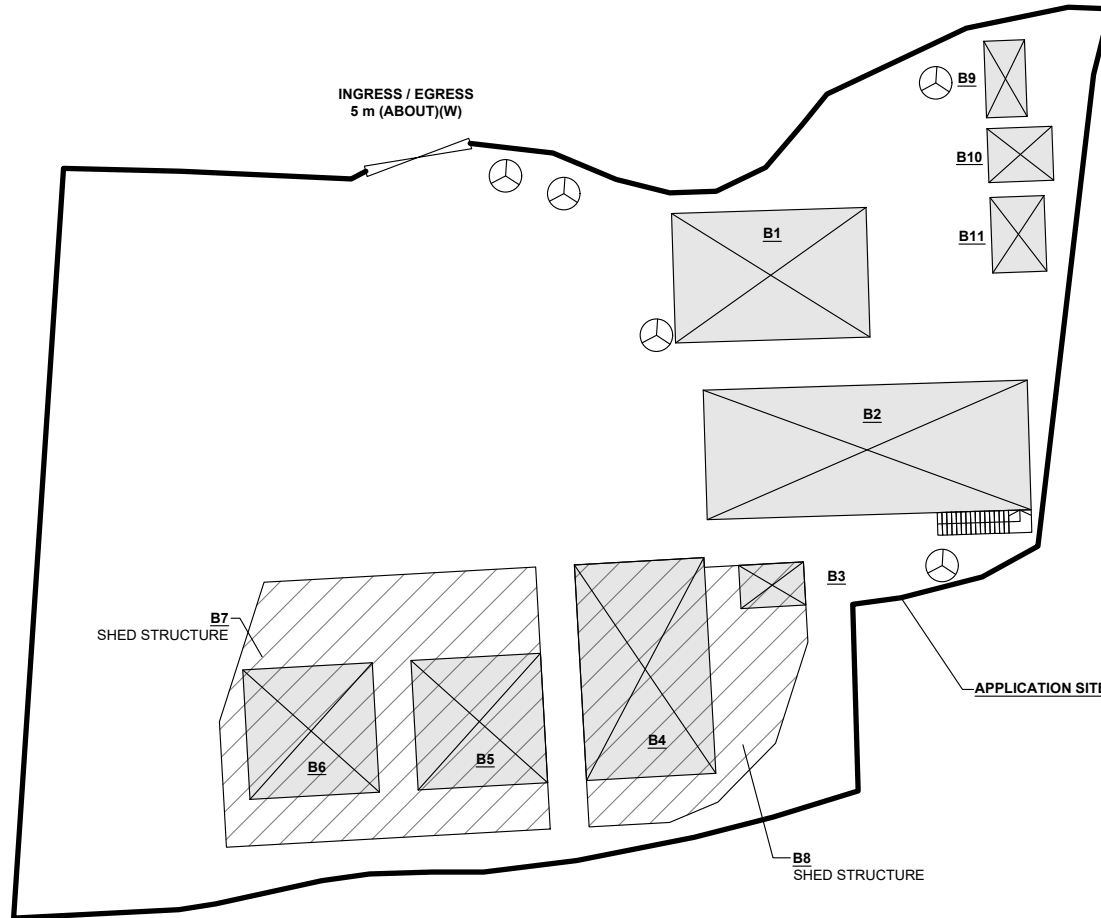
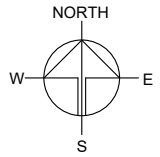
APPLICATION SITE AREA : 1,483 m² (ABOUT)
COVERED AREA : 463 m² (ABOUT)
UNCOVERED AREA : 1,020 m² (ABOUT)

PLOT RATIO : 0.4 (ABOUT)
SITE COVERAGE : 31% (ABOUT)

NO. OF STRUCTURE : 11
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 558 m² (ABOUT)
TOTAL GFA : 558 m² (ABOUT)

BUILDING HEIGHT : 3 m - 7 m (ABOUT)
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, SITE OFFICE	59 m ² (ABOUT)	59 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, SITE OFFICE	95 m ² (ABOUT)	190 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B5	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B6	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER (SHED STRUCTURE)	175 m ² (ABOUT)	175 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	RAIN SHELTER (SHED STRUCTURE)	110 m ² (ABOUT)	110 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	STORAGE OF GOODS	7 m ² (ABOUT)	7 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	WASHROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B11	STORAGE OF GOODS	9 m ² (ABOUT)	9 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		463 m ² (ABOUT)	558 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 11
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF L/UL SPACE : 3.5m (W) X 7m (L)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (4-SIDE OPENED)
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS
- EXISTING TREE

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY MN DATE 29.4.2026

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4 VER. 001

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

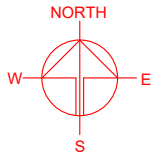
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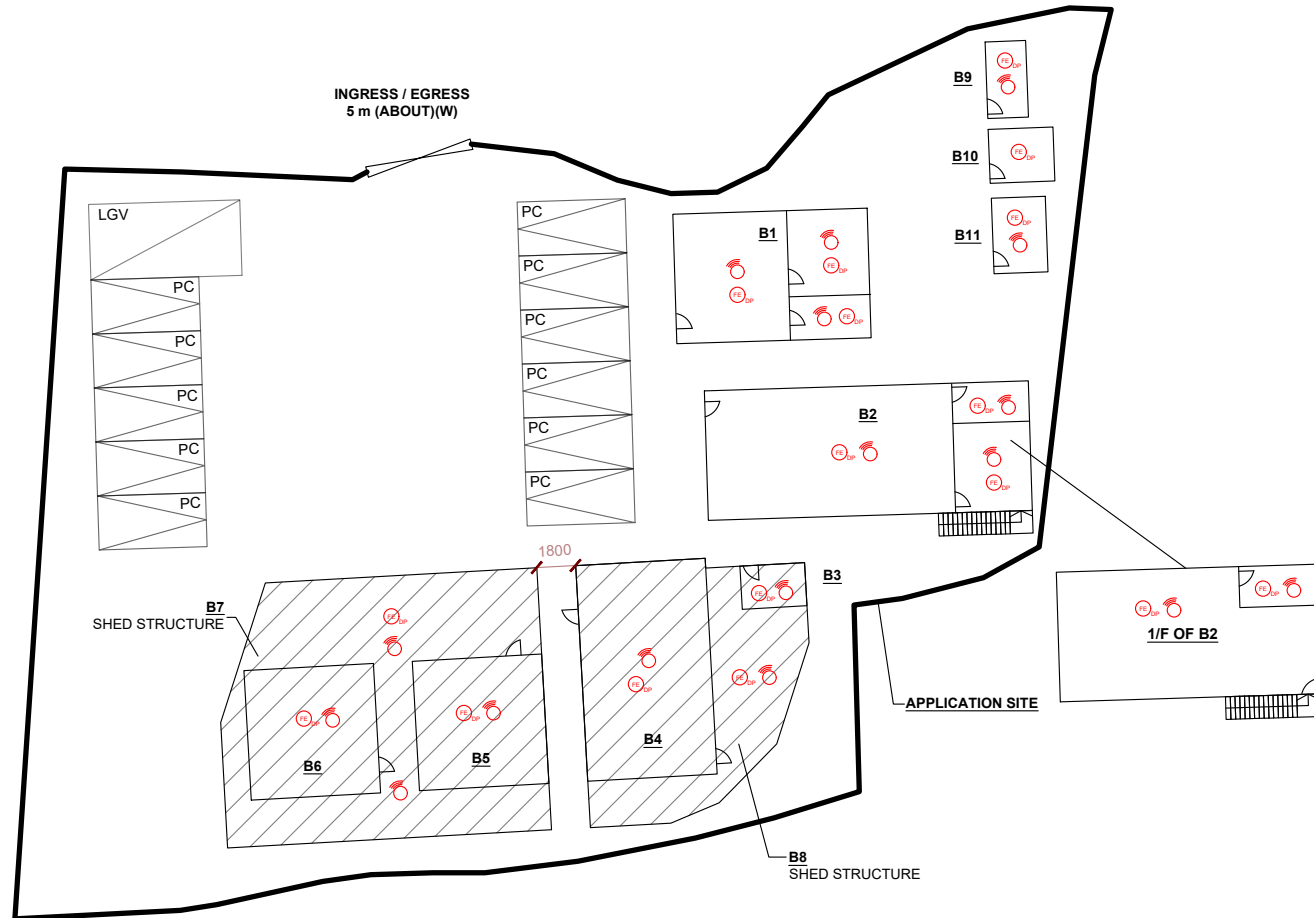


FIRE SERVICE INSTALLATIONS

-  STAND-ALONE FIRE DETECTOR
-  4 KG POWDER-TYPE FIRE EXTINGUISHER

FS NOTES:

- POTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO 2. ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



LEGEND

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  STRUCTURE (4-SIDE OPENED)
-  PARKING SPACE
-  LOADING / UNLOADING SPACE
-  INGRESS / EGRESS

PLANNING CONSULTANT



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SCALE

1 : 350 @ A4

DRAWN BY LT	DATE 31.7.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO.
ANNEX I

VER.
001